

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-25
3-9-04

04- 0 -0623

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **Park Place, N.E.**, be changed from the **C-1-C (Community Business-Conditional)** District, to the **R-4B (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **212** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

TRACT 1: Park Place

ALL THAT TRACT or parcel of land lying and being in Land Lot 212 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

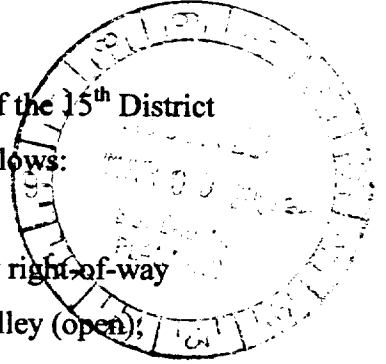
BEGINNING at an iron pin set at the intersection formed by the southwesterly right-of-way line of a ten (10) foot alley (open); thence running along the arc of a curve to the left, along said southwesterly right-of-way line of Park Place 254.63 feet to a brass cap set (said curve having a chord distance of 247.30 feet on a bearing of south 29° 08' 23" east and a radius of 305.00 feet), said brass cap set being located at the intersection formed by said southwesterly right-of-way line of Park Place and the westerly right-of-way line of Leland Terrace; thence running south 00° 28' 47" west, along said westerly right-of-way line of Leland Terrace, 38.39 feet to an iron pin set on the northeasterly corner of property now or formerly owned by Felton Jenkins and Celestine Jenkins; thence running north 87° 56' 25" west, along the northerly line of said Felton Jenkins and Celestine Jenkins property, 144.96 feet to an iron pin set on the easterly right-of-way line of a ten (10) foot alley (closed); thence running north 00° 28' 21" east, along the easterly right-of-way line of said ten (10) foot alley (closed), 245.00 feet to an iron pin set; thence running north 46° 14' 09" east, 6.97 feet to an iron pin set on the southerly right-of-way line of a ten (10) foot alley (open); thence running south 87° 56' 25" east, along the southerly right-of-way line of said ten (10) foot alley (open), 17.73 feet to an iron pin set at the POINT OF BEGINNING.

Said tract or parcel of land contains 18,930 sq. ft.

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TRACT 2: Park Place

ALL THAT TRACT or parcel of land lying and being in Land Lot 212 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:



BEGINNING at an iron pin set at the intersection formed by the westerly right-of-way line of Park Place and the northerly right-of-way line of a ten (10) foot alley (open); thence running north $87^{\circ} 56' 25''$ west, along said northerly right-of-way line of a ten (10) foot alley (open), 26.89 feet to an iron pin set on the easterly line of property now or formerly owned by Marie W. Seals; thence running north $00^{\circ} 05' 38''$ east along said easterly line of Marie W. Seals' property, 73.44 feet to an iron pin set; thence running north $83^{\circ} 47' 43''$ east, 4.29 feet to a brass cap set; thence running along the arc of the curve to the right, 35.39 feet to an iron pin set (said curve having a chord distance of 31.35 feet on a bearing of south $46^{\circ} 43' 37''$ east, and a radius of 21.00 feet) thence running south $01^{\circ} 32' 46''$ west, along the westerly right-of-way line of Park Place, 27.43 feet to an iron pin set; thence running along the arc of a curve to the left, along said westerly right-of-way line of Park Place, 25.98 feet to an iron pin set (said curve having a chord distance of 25.97 feet on a bearing of south $00^{\circ} 58' 38''$ east, and a radius of 305 feet), said iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 1,897 square feet.